



Appeal Decision

Site visit made on 22 September 2025

by K Winnard LL.B Hons Solicitor

an Inspector appointed by the Secretary of State

Decision date: 03 October 2025

Appeal Ref: APP/W4325/D/25/3368806
78 Holm Lane, Oxton, Wirral CH43 2HS

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr Stephen Raywood against the decision of Wirral Metropolitan Borough Council.
 - The application Ref is APPH/25/00330.
 - The development proposed is a single storey side extension and front porch.
-

Decision

1. The appeal is allowed and planning permission is granted for a single storey side extension and front porch at 78 Holm Lane, Oxton, Wirral CH43 2HS in accordance with the terms of the application, Ref APPH/25/00330, and the plans submitted with it, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plan: AP02-Rev D Existing and Proposed Plans and Elevations.
 - 3) The external surfaces of the development hereby permitted shall be constructed in the materials shown on Plan No. AP02-Rev D Existing and Proposed Plans and Elevations.

Procedural Matters

2. The development, the subject of the appeal, consists of two distinct elements: the erection of a single storey side extension and a front porch. The appeal concerns only the latter as the Council raises no concerns with regard to the single storey side extension. I agree with the Council on this matter and as no other party raises concern with the single storey side extension, I am content to deal with only the proposed porch in my decision.
3. Following the refusal of planning permission, the appellant submitted a revised plan to the Council which shows a redesign of the front porch. I understand that the Council has had the opportunity to comment upon this element of the scheme and considers the design to now be acceptable. Accordingly I consider it would be

appropriate for me to consider this revised proposal for the scheme and that no party would be prejudiced as a result of my doing so.

Main Issue

4. The main issue in the appeal is the effect of the proposal on the character and appearance of the host dwelling and area

Reasons

5. The appeal property, No 78 Holm Lane, (No 78) is a traditional red-brick semi detached dwelling set within a row of similar style dwellings along the southern side of Holm Lane. It is not within a conservation area nor is it a listed building. Within the wider residential area there is a variety in the style, and design of the house types, which display a mixture of materials in their construction.
6. Whilst reddish brick is the dominant feature in the row of semi-detached dwellings in which No 78 is located, there are a number of coloured rendered properties with black or dark grey cladding also found on several properties within the wider area. The scheme would introduce a new building material within the streetscene and would be a change to the finish of development not found elsewhere on Holm Lane. However, I am not persuaded that this change would necessarily result in planning harm. The porch is of a modest size and the materials which would be used would be an intentional alternative interpretation. Whilst it would not match the red brickwork of the host dwelling, its scale, revised design and siting is such that it would not unduly interrupt the streetscene. Further it would complement the finish of the side extension also proposed as part of the appeal scheme. Given the variety of materials found in the wider area it would not detract from the overall character and appearance of the area.
7. As a result, whilst I find that the proposed scheme would be different to the existing materials found within the area, it would not be harmful. Whilst it would fail to comply with Policy WD5 of the Wirral Local Plan 2022-2040 (adopted 2025) which requires materials to match and/or complement those of the existing building, I find that given the specific circumstances of the appeal site and the variety of materials found within the wider area, an exception can be made in this instance. In my view these material considerations outweigh any conflict that there may be with the development plan.

Conditions

8. In respect of the development as a whole, I have attached the standard time condition and a plans condition to provide clarity and certainty to the approved scheme. I have also attached a condition concerning materials to ensure that they are applied in accordance with the approved details.

Conclusion

9. Accordingly for the reasons given and having regard to all matters raised, I hereby allow the appeal in accordance with the formal decision above.

K Winnard

INSPECTOR